DEED OF CORRECTION

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1.00.

Affiant

Subscribed and sworn to me on July 22, 2025.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
Ryan Vo & Becky Nguyen 6318 Edsel Drive Nashville, TN 37209	Same as New Owner	090 12 3B 002.00

WHEREAS, Khanh C. Chau and Kelly Chau, husband and wife, as GRANTORS did execute, on June 30, 2025, and deliver to Ryan Vo as GRANTEE, for the consideration therein mentioned, a Quitclaim Deed to certain property situated in Davidson County, Tennessee, which said conveyance is recorded in Instrument No. 20250630-0051406 (the "Quitclaim Deed"), Register's Office for Davidson County; and

WHEREAS, there is a name missing as a GRANTEE in the Quitclaim Deed; and

WHEREAS, the map and parcel number was incorrect in the Quitclaim Deed; and

WHEREAS, this Deed of Correction is for the purpose of adding an additional GRANTEE, correcting the map and parcel number, and correcting the errors and deficiencies in the Quitclaim Deed and more accurately represent the intent of the parties to that deed.

NOW, THEREFORE, in order to correct said error, GRANTORS Khanh C. Chau and Kelly Chau, in consideration of the premises of One ($1.00) Dollar to it paid by GRANTEES Ryan Vo and Becky Ngyuen, husband and wife, which is hereby acknowledged, do hereby transfer and convey unto Ryan Vo and Becky Nguyen, husband and wife. their successors and assigns, all of GRANTORS Khanh C. Chau and Kelly Chau's, right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to GRANTEES Ryan Vo and Becky Nguyen, husband and wife, their successors and assigns, forever.

Karen Johnson Davidson County
Batch# 1300927 DEEDQC
07/23/2025 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250723-0058187

WITNESS my hand on July 22, 2025.

Khanh C. Chau

STATE OF Tennessee

COUNTY OF Williamson

On 7/22, 2025, before me personally appeared Khanh C. Chau, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 7/22, 2025.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Kelly Chau

STATE OF Tennessee

COUNTY OF Williamson

On July 22, 2025, before me personally appeared Kelly Chau, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on July 22, 2025.

NOTARY PUBLIC

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT A
LEGAL DESCRIPTION
"The Property"

Land in Davidson County, Tennessee, being Unit B on the plan of 6316 Edsel Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210607- 0075843 as amended in Instrument No. 20221005-0109654, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan Vo by Quitclaim Deed from Khanh C. Chau and Kelly Chau dated June 30th, 2025, and recorded on June 30th, 2025, of record in Instrument No. 20250630-0051406, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Khanh C. Chau and Kelly Chau, husband and wife, by Warranty Deed from JP Holding LLC, a Tennessee Limited Liability Company, dated November 4, 2022, and recorded on November 7th, 2022, of record in Instrument No. 20221107-0119490, Register's Office for Davidson County, Tennessee.

Address: 6318 Edsel Drive, Nashville, TN 37209.

TAX ID: 090 12 3B 002.00

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on July 22nd, 2025.

John Cobb Rochford

July 22, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 22, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025